

PB# 78-20

Edith Mannoni

Mannoni, Edith
Subdivision

78-20

approved 5/10/78
 given to Town Clerk Office
 held up waiting for maps. 894
 7/13/78 894

GENERAL RECEIPT

3652

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

RECEIVED OF Jean Marzoni May 11 19 78
One hundred and 00/100 \$ 100.00
 DOLLARS

FOR Sub-dimension #78-20

DISTRIBUTION:

FUND	CODE	AMOUNT
100 ⁰⁰		
Check		

BY Charlotte Maccabone
Deputy
 TITLE

2 lot subdivision granted May 10-1978

Mormon, East
subdivision

78-20

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

JERRY CIAIZZO and EDITH MANNONI

DECISION GRANTING
USE VARIANCE

Application #78-7. 78-20

WHEREAS, JERRY CIAIZZO and EDITH MANNONI (owner of property) of Drakes Lane, Rock Tavern, New York have made application for a use variance from the provisions of the Zoning Local Law to allow a one-family dwelling to be moved into an Office and Light Industrial (OLI) zone, i.e. Route 207, Town of New Windsor, New York; and

WHEREAS, a public hearing on the application was held by the Zoning Board of Appeals at the Town Hall, New Windsor, New York on the 10th day of April, 1978; and

WHEREAS, the applicants were represented by JERRY CIAIZZO;
and

WHEREAS, the meeting was attended by a Mr. Geoly who was representing Mrs. Owens, an adjacent resident. Mrs. Owens was opposing the application. Mr. Frederick Gessner of Monroe, was also in attendance;
and

WHEREAS the Zoning Board of Appeals makes the following determinations of fact in this matter:

1. That notice of the public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News also as required by law.

2. The evidence showed that the proposed location of the residential use will be on the boarder between an OLI zone and an existing residential zone. It was further shown that there will be other one-family residences

in the immediate vicinity of this proposed use and that the proposed use would be compatible with the residential character of the homes neighboring it.

3. That the proposed use variance will affect only one (1) acre of a large OLI zone.

4. The evidence shows that the applicants did not purchase the property with knowledge of the restriction, having owned it prior to the rezoning into an OLI zone; and the applicant at the time of the purchase of the property did not intend that it be used for a prohibitive use.

5. That the proposed use is sought to relocate the home of applicant's mother-in-law who is being evicted from Stewart Airport and that there is no viable option to house this person.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. That the plight of the applicant is due to the unique circumstances of his mother-in-law's health and situation.

2. The proposed use will not alter the essential residential character of the neighborhood immediately adjacent to it nor will it impair the character or use of the presently vacant OLI zone in which it is located.

3. That the proposed use will not rewrite the Zoning Local Law.


NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of the Town of New Windsor grant a use variance to JERRY CIAIZZO and EDITH MANNONI for a residential parcel only; subject to approval of a subdivision of the lands of EDITH MANNONI to create and a one (1) acre parcel for which parcel only is this variance granted, /subject to approval by the Orange County Planning Department.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicants.

Dated: May 8, 1978.


Chairman

APPLICATION FOR SUBDIVISION APPROVAL
 Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
 Tel: 565-8893

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Manna's Cairn
2. Location Rt 207 Rock Tavern
3. Acreage 1 acre 4. Number of lots 1 5. Zone OLS
6. Name & address of subdivider Manna
Archer Lane Rock Tavern
7. Name & address of record owner of land Same as
Above
8. Present and intended uses Moving one family
house to site

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Eith

Signature of applicant Manna

approved 5/10/78

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550
(914) 565-8550

555 Union Avenue
New Windsor, N. Y. 12550
May 9, 1978

Alfred F. Cavalari, Esq.
P. O. Box 276
Vails Gate, N. Y. 12584

RE: APPLICATION FOR USE AND AREA VARIANCE #78-10
ANTONIO and SHIRLEY MARANO

Dear Mr. Cavalari:

This is to confirm that the above application for a use and area variance was denied at a public hearing held before the Zoning Board of Appeals on Monday evening, May 8, 1978.

Formal decision will be drafted and acted upon at an upcoming meeting.

Very truly yours,


PATRICIA RAZANSKY, Secretary

/pr

cc: Howard Collett - Bldg./Zoning Inspector
Town of New Windsor

Town Planning Board
Attn: Mr. Ernest Spignardo, Chairman

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550
(914) 565-8550

APR 12 1978
APR 11, 1978

Mr. Jerry Ciaizzo
Drakes Lane
Rock Tavern, N. Y.

RE: APPLICATION FOR USE VARIANCE #78-7
CIAIZZO/MANNONI

Dear Jerry:

This is to confirm that your application before the Zoning Board of Appeals was granted at the April 10, 1978 meeting. Kindly be advised that a formal decision will follow by mail.

Very truly yours,

Patricia Razansky
PATRICIA RAZANSKY, Secretary

/pr

cc: Town Planning Board ✓

Mr. Howard Collett, Bldg./Zoning Inspector

U WINDSOR

~~DE60 NORTH~~

N/F NORRIS

N/A MULLINER

N 38° 30' W

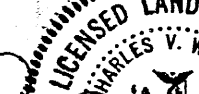
N 38° 34' E

५६९.०१

OLI ZONE

14.23 ± Acres

343030


 Charles V. Wallace
 5/13/78

N/F WHITE

Final subdivision

BY TOWN OF NEW WINDSOR PLANNING BOARD

ON May 10, 1978

■

Ernest A. Spignardi

5-16-78

PROPOSED SUE
MANNONI
TOWN OF N
ORANGE Co.
SCALE 1"=10

CHARLES V
MONTGOM.
N.Y.S. LIC

REV. 5/11/78 Enlarge lot
TO 1.000 ACRES